



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Mayor Laurel Lunt Prussing

FROM: Elizabeth H. Tyler, FAICP

DATE: March 3, 2016

SUBJECT: Plan Case 2273-M-16, Annual Update of the Official Zoning Map

Introduction and Background

The Illinois Municipal Code (65 ILCS 5/11-13-19) requires municipal authorities to annually publish an Official Zoning Map each year by March 31st. This is also required by the Urbana Zoning Ordinance per Section IV-3.B. Plan Case 2273-M-16 includes all changes that have occurred since the adoption of the current Official Zoning Map by the Urbana City Council on February 16, 2015, under Ordinance No. 2015-02-017.

The proposed changes to the Official Zoning Map are a result of cases that were reviewed by the Urbana Plan Commission and approved by the City Council throughout the course of the past year as well as any map errors that were identified during this time. Included in this memorandum is a listing of relevant cases and items that affect the Official Zoning Map. The annual update to the Official Zoning Map was considered by the Plan Commission at their February 18, 2016, meeting. The Plan Commission voted with ayes and zero nays to forward a recommendation of approval to the City Council for consideration at their March 7, 2016, meeting. The Official 2016 Zoning Map will be distributed to the City Council and the Plan Commission after its adoption by the City Council.

Discussion

The following is a summary of the cases and other changes that have been incorporated into the attached draft official 2016 Zoning Map.

Annexations

One annexation petition has been approved to date since the 2015 Zoning Map was adopted.

Case No.	Petitioner / Location	Rezoned From	Rezoned To	Date Approved	Ordinance No.
2261-M-15	3106 North Cunningham Avenue Annexation – Stark Excavating	B-4, General Business (Champaign County)	IN-1	01/04/2016	2016-01-001

Rezoning

Thirteen rezoning plan cases were approved during the past year, with ten properties rezoned under an omnibus request approved by City Council at its February 15, 2016, meeting. The following table summarizes these rezoning cases:

Case No.	Petitioner / Location	Rezoned From	Rezoned To	Date Approved	Ordinance No.
2255-M-15	1505 East Florida Avenue Rezoning	B-3	R-5	03/16/2015	2015-03-028
2258-M-15	401 and 403 East Kerr Avenue	B-3	R-4	06/15/2015	2015-06-062
2262-M-15	705 North Lincoln Avenue	R-2	B-2	08/17/2015	2015-08-089
2271-M-16	1107 East Florida Avenue	CRE, R-2	R-5	02/15/2016	2016-02-010
2271-M-16	501 East Windsor Road	R-1	CRE	02/15/2016	2016-02-010
2271-M-16	909 North Lincoln Avenue	R-2	CRE	02/15/2016	2016-02-010
2271-M-16	911 North Lincoln Avenue	R-2	CRE	02/15/2016	2016-02-010
2271-M-16	913 North Lincoln Avenue	R-2	CRE	02/15/2016	2016-02-010
2271-M-16	915 North Lincoln Avenue	R-2	CRE	02/15/2016	2016-02-010
2271-M-16	1407 North Lincoln Avenue	R-2	B-3	02/15/2016	2016-02-010
2271-M-16	610 South Glover Avenue	R-4	IN-1	02/15/2016	2016-02-010
2271-M-16	1101 East University Avenue	B-3	IN-1	02/15/2016	2016-02-010
2271-M-16	1210 East University Avenue	CRE	AG	02/15/2016	2016-02-010

Subdivisions

One subdivision plat within the City of Urbana was recorded in the past year and is reflected on the draft zoning map; One additional plat [marked with an asterisk (*) in the table below] was recorded that is outside of the City limits but within the City's extraterritorial jurisdiction. The following summarizes each of these cases:

Case No.	Subdivision Name	# of Lots	Location	Subdivision Type	Document No. / Date
2263-S-15*	DPJ Smith Subdivision	4	East Anthony Drive	Minor Plat	2015R16624 - 08/28/2015
2265-S-15	Ennis Ridge Subdivision	2	2510 South Vine Street	Minor Plat	2015R19231 - 10/05/2015

Cases marked with an asterisk (*) are located outside of City limits and do not affect the official zoning map.

Landmarks

Historic landmarks and districts are listed on the bottom left corner of the map. There were no new historic landmark designations since the map was last adopted in 2015.

Vacated Right-of-Way

The Zoning Map includes a graphic indication of an area of right-of-way that was vacated by the City during the past year. The vacated right-of-way is an alley bounded by the 1300 block of West Hill Street and 700 block of North Matthews Avenue.

Options

The Urbana City Council has the following options in this case:

1. Vote to approve the Official 2016 Zoning Map, as revised and updated, to the Urbana City Council; or
2. Vote to deny the Official 2016 Zoning Map, as revised and updated, to the Urbana City Council.

Recommendation

At their February 18, 2016 meeting, the Urbana Plan Commission voted with eight ayes and zero nays to recommend **APPROVAL** of the Official 2016 Zoning Map to the Urbana City Council. Staff concurs with this recommendation.

Prepared by:

Christopher Marx, Planner I

A copy of the Draft 2016 Zoning Map is available upon request, or online at:

<http://urbanaillinois.us/node/5684>

One map is a draft version of the Zoning Map under consideration by City Council. Another map is the same draft with labels pointing out the changes over the past year.

ORDINANCE NO. 2016-03-015

**AN ORDINANCE APPROVING AND CAUSING PUBLICATION OF THE OFFICIAL ZONING MAP OF
THE CITY OF URBANA, ILLINOIS**

(Plan Case No. 2273-M-16)

WHEREAS, the Illinois Municipal Code requires the Corporate Authorities of the City of Urbana, Illinois to annually publish a map showing the existing zoning classifications and revisions made during the preceding calendar year and the map so published shall be the Official Zoning Map for the City of Urbana; and

WHEREAS, the Corporate Authorities of the City of Urbana last approved an Official Zoning Map on February 16, 2015 by Ordinance No. 2015-02-017; and

WHEREAS, the Urbana Zoning Administrator has submitted a request to approve the revised Official Zoning Map; and

WHEREAS, on February 18, 2016 the Urbana Plan Commission considered the proposed Official 2016 Zoning Map and voted 8 ayes and 0 nays to forward to the Urbana Corporate Authorities with a recommendation of approval of said map; and

WHEREAS, after due consideration, the Urbana Corporate Authorities have deemed it necessary and to be in the best interest of the City of Urbana to approve the new Official 2016 Zoning Map.

NOW, THEREFORE, BE IT ORDAINED BY THE CORPORATE AUTHORITIES OF THE CITY OF URBANA, ILLINOIS, as follows:

Section 1. The attached map entitled Official 2016 Zoning Map of Urbana, Illinois is hereby approved as the Official Zoning Map of the City of Urbana, Illinois pursuant to the Illinois Municipal Code and Section IV-3 of the Urbana Zoning Ordinance, which said map reflects the correct location of the official zoning districts in the City of Urbana as of March 7, 2016.

Section 2. Updated versions of the Official Zoning Map may be printed in the interim between the approval of this Official Zoning Map and the approval of the Official Zoning Map next year.

Section 3. The City Clerk is hereby directed to publish a full-sized copy of the Official Zoning Map and to make copies available in her office for inspection and purchase by the public.

Section 4. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the Corporate Authorities, and this Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of Section 1-2-4 of the Illinois Municipal Code.

PASSED by the Corporate Authorities this ____ day of _____, 2016.

AYES:

NAYS:

ABSTAINS:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____, 2016.

Laurel Lunt Prussing, Mayor

CERTIFICATE OF PUBLICATION IN PAMPHLET FORM

I, Phyllis D. Clark, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois. I certify that on the _____ day of _____, 2016, the corporate authorities of the City of Urbana passed and approved Ordinance No. _____, entitled **"AN ORDINANCE APPROVING AND CAUSING PUBLICATION OF THE OFFICIAL ZONING MAP OF THE CITY OF URBANA, ILLINOIS** (Plan Case 2273-M-16)" which provided by its terms that it should be published in pamphlet form. The pamphlet form of Ordinance No. _____ was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the _____ day of _____, 2016, and continuing for at least ten (10) days thereafter. Copies of such Ordinance were also available for public inspection upon request at the Office of the City Clerk.

DATED at Urbana, Illinois, this _____ day of _____, 2016.

(SEAL)

Phyllis D. Clark, City Clerk

MINUTES OF A REGULAR MEETING

URBANA PLAN COMMISSION

DRAFT

DATE: February 18, 2016

TIME: 7:30 P.M.

PLACE: Urbana City Building
Council Chambers
400 South Vine Street
Urbana, IL 61801

MEMBERS PRESENT: Barry Ackerson, Maria Byndom, Andrew Fell, Lew Hopkins, Dannie Otto, Christopher Stohr, David Trail, Daniel Turner

MEMBERS EXCUSED: Tyler Fitch

STAFF PRESENT: Lorrie Pearson, Planning Manager; Jeff Engstrom, Planner II; Kevin Garcia, Planner II; Christopher Marx, Planner I; Teri Andel, Administrative Assistant II; Brandon Boys, Economic Development Manager; Craig Shonkwiler, Assistant City Engineer

OTHERS PRESENT: Rita Black, J.B. Curry, Laura Huth, Gabe Lewis, Margaret Miller, Dennis Roberts, Nancy Uchtmann, Jeff Yockey

NEW BUSINESS

Plan Case No. 2273-M-16 – Annual Update of the Official Zoning Map

Acting Chair Hopkins opened this item on the agenda. Christopher Marx, Planner I, presented this case to the Plan Commission. He reviewed the changes that were made to the Zoning Map throughout the year since it was last updated and officially approved.

Acting Chair Hopkins asked if the Plan Commission members had any questions for City staff. There were none, so he asked if anyone in the audience wanted to speak about this case. With there being no one in the audience to provide public input, Acting Chair Hopkins opened the case for Plan Commission discussion and/or motion(s).

Mr. Stohr moved that the Plan Commission forward Plan Case No. 2273-M-16 to the City Council with a recommendation for approval. Mr. Fell seconded the motion. Roll call on the motion was as follows:























February 18, 2016

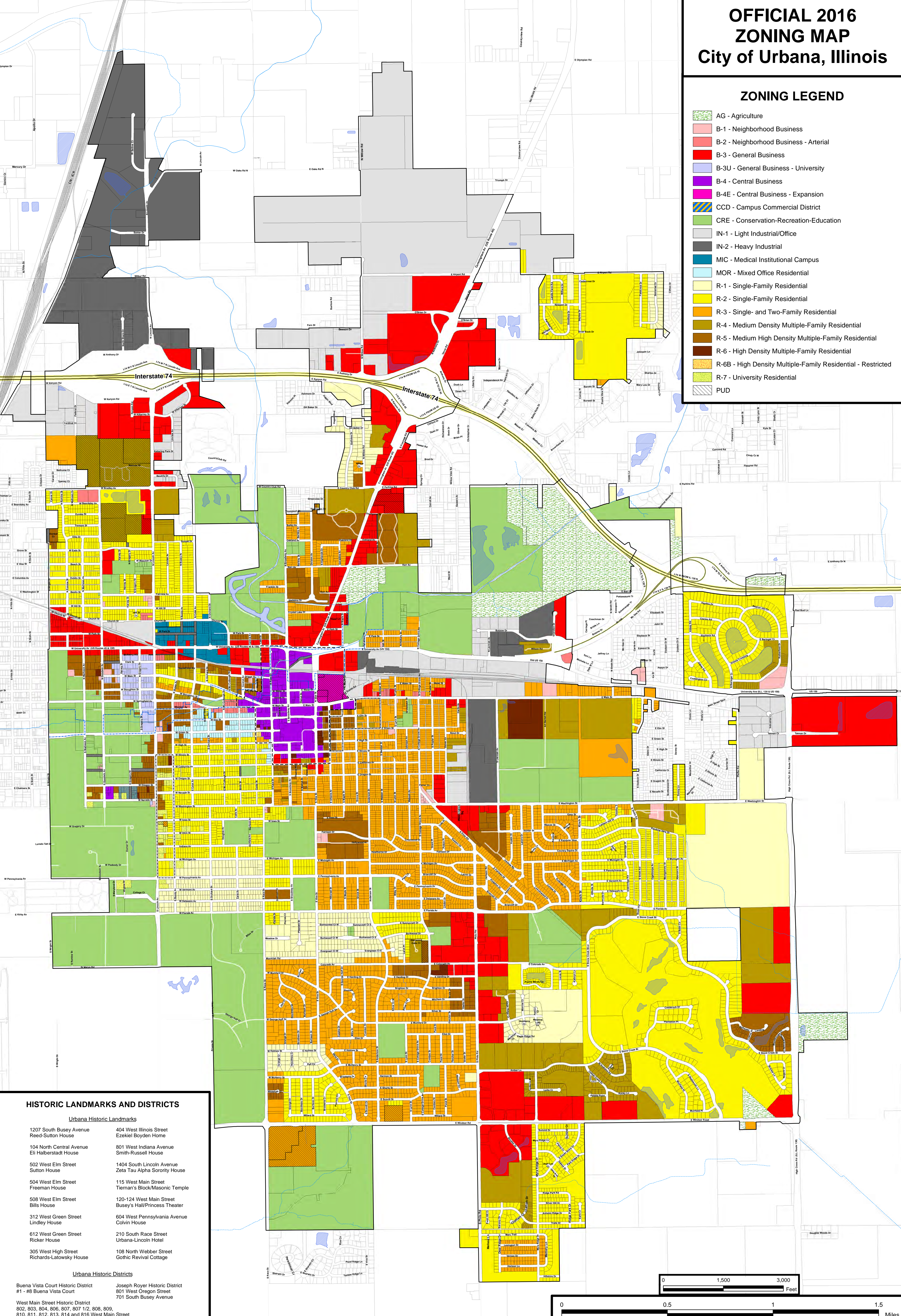
Mr. Fell	-	Yes	Mr. Hopkins	-	Yes
Mr. Otto	-	Yes	Mr. Stohr	-	Yes
Mr. Trail	-	Yes	Mr. Turner	-	Yes
Mr. Ackerson	-	Yes	Ms. Byndom	-	Yes

The motion passed by unanimous vote. Ms. Pearson noted that this case would be forwarded to City Council on March 7, 2016.

OFFICIAL 2016 ZONING MAP City of Urbana, Illinois

ZONING LEGEND

-  AG - Agriculture
-  B-1 - Neighborhood Business
-  B-2 - Neighborhood Business - Arterial
-  B-3 - General Business
-  B-3U - General Business - University
-  B-4 - Central Business
-  B-4E - Central Business - Expansion
-  CCD - Campus Commercial District
-  CRE - Conservation-Recreation-Education
-  IN-1 - Light Industrial/Office
-  IN-2 - Heavy Industrial
-  MIC - Medical Institutional Campus
-  MOR - Mixed Office Residential
-  R-1 - Single-Family Residential
-  R-2 - Single-Family Residential
-  R-3 - Single- and Two-Family Residential
-  R-4 - Medium Density Multiple-Family Residential
-  R-5 - Medium High Density Multiple-Family Residential
-  R-6 - High Density Multiple-Family Residential
-  R-6B - High Density Multiple-Family Residential - Restricted
-  R-7 - University Residential
-  PUD









HISTORIC LANDMARKS AND DISTRICTS




Urbana Historic Landmarks

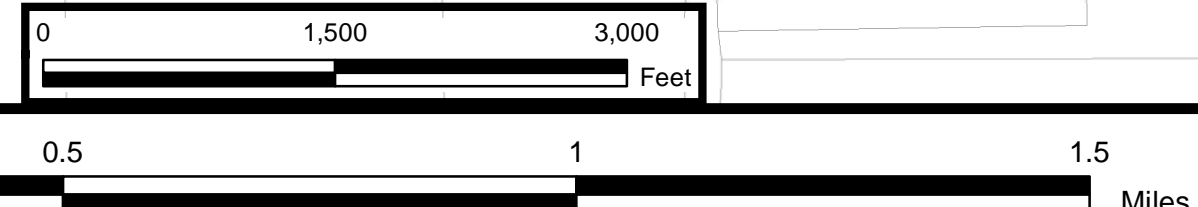
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|---|--|
| 1207 South Busey Avenue
Reed-Sutton House | 404 West Illinois Street
Ezekiel Boyden Home |
| 104 North Central Avenue
Eli Halberstadt House | 801 West Indiana Avenue
Smith-Russell House |
| 502 West Elm Street
Sutton House | 1404 South Lincoln Avenue
Zeta Tau Alpha Sorority House |
| 504 West Elm Street
Freeman House | 115 West Main Street
Tiemann's Block/Masonic Temple |
| 508 West Elm Street
Bills House | 120-124 West Main Street
Busey's Hall/Princess Theater |
| 312 West Green Street
Lindley House | 604 West Pennsylvania Avenue
Colvin House |
| 612 West Green Street
Ricker House | 210 South Race Street
Urbana-Lincoln Hotel |
| 305 West High Street
Richards-Latowsky House | 108 North Webber Street
Gothic Revival Cottage |

Urbana Historic Districts

- | | |
|---|--|
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#1 - #8 Buena Vista Court | Joseph Royer Historic District
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701 South Busey Avenue |
| West Main Street Historic District
802, 803, 804, 806, 807, 807 1/2, 808, 809,
810, 811, 812, 813, 814 and 816 West Main Street | |

-  Corporate Limits
-  Business Development and Redevelopment District
-  Boneyard Creek District
-  Lincoln-Busey Corridor Design Review Overlay District
-  East Urbana Design Review Overlay District
-  Misc. Road Centerlines

-  Vacated Road ROW
-  Ponds
-  Streams



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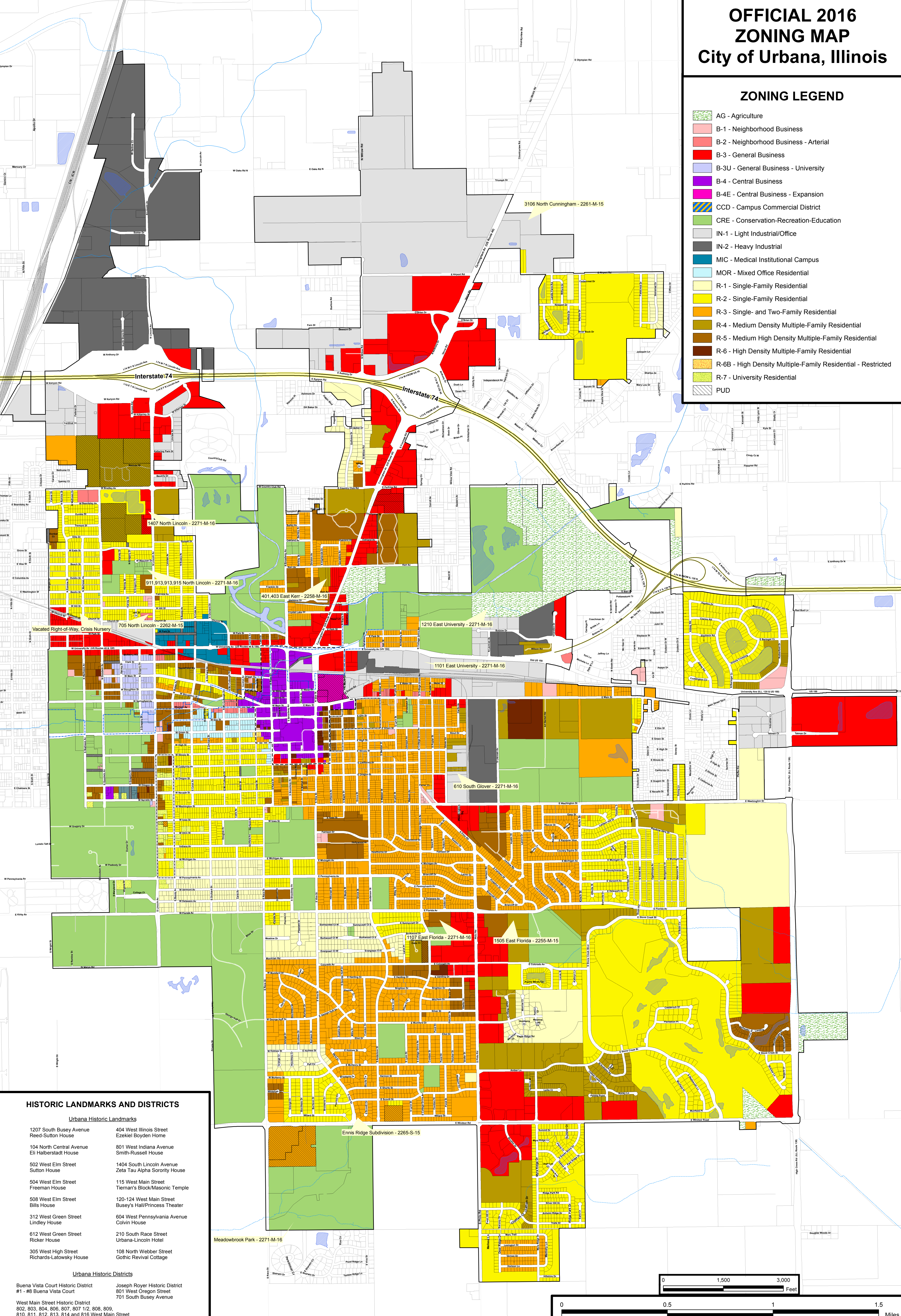


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


HISTORIC LANDMARKS AND DISTRICTS




Urbana Historic Landmarks

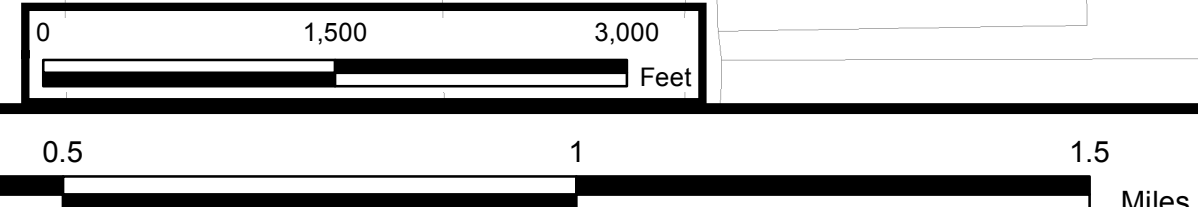
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